



December Project Update

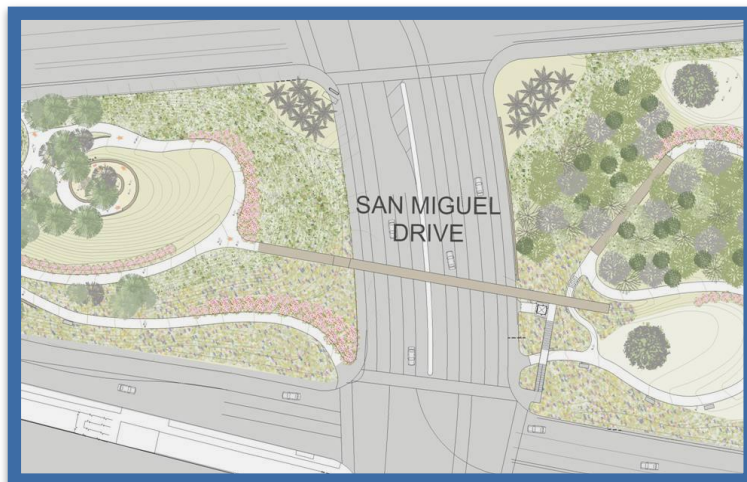
The project is moving along according to schedule. The parking structure has been painted, the buildings are starting to take shape, and the Civic Green (the area between the parking structure and City Hall building) is clearly defined (see photo below). This open area will become the gateway from the library addition to the City Hall building.

This month, the construction contingency totals increased as a few minor items have been incorporated into the project. Following research conducted by City staff, it was found that some existing dog parks were having problems with wood chip surfaces. The City Council Building Committee approved the second change order to replace the planned wood chip surface in the dog park area with decomposed granite. Swapping these items resulted in a cost increase of \$10,964 to install the decomposed granite.



Construction Report

The extensive structural steel for the building components of the project has been the major focus the past few months. The City Hall office building has all steel in place and work has begun on the second floor concrete decks and roofing panels. Steel work has begun on the Council Chambers (see photo below) with the library addition next.



Pedestrian Bridge Added to Project

On November 29, the City Council approved construction of the pedestrian bridge over San Miguel Drive. The bridge will connect the two portions of the 16-acre park to enable visitors to freely and safely enjoy the entire walking trail and all the park features. The benefits of the bridge will be the unique vantage point offering sweeping views of the city and coastline and keeping traffic flowing through the busy intersection below.

The cost of the pedestrian bridge is \$1,987,604. Since construction progress has been cost-effective to date, the City Council elected to use \$1 million of unspent funds from the City's owner's contingency. The remaining money comes from available funds in the construction contingency.

Construction costs as of November 30, 2011:

- Total construction contract = \$104,306,931
- Expended = \$35,140,856 (33% of the available construction contract)
- Construction contingency spent = \$908,399 (0.86% of available construction contingency)
- Owner's contingency change orders = \$23,233 (0.02% of available owner's contingency)

*Bridge costs will be added in the January edition.



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